

028313

QUIT-CLAIM DEED WITHOUT COVENANTS  
(Release Deed)

TRANSFER  
TAX  
PAID

45-40

RE TR/MS  
TO  
PRO  
CF  
TM  
PPC

FLEET BANK OF MAINE, successor to Merrill/Norstar Bank, a banking corporation existing under the laws of the State of Maine and having its principal place of business in Portland, Cumberland County, State of Maine, for consideration paid, **RELEASES** to **FLEET BANK OF MAINE**, a banking corporation existing under the laws of the State of Maine and having its principal place of business in Portland, Cumberland County, State of Maine, whose mailing address is: One City Center, Portland, Maine 04101, as purchaser at public sale, the land in Waterville, Kennebec County, State of Maine, with the buildings thereon, bounded and described as follows:

Being Lot #1 as shown on a Survey Plan entitled "Coolidge Street Subdivision" prepared by Rowe and Wendell dated May, 1987 and recorded in the Kennebec County Registry of Deeds on June 12, 1987 in Plan File D-87097. This lot contains 29,344 square feet.

Also conveyed herewith is a right of way in common with others for purposes of ingress and egress to and from the above-described Lot to Washington Street.

This conveyance is subject, however, to all of the following restrictions which shall run with the land and be binding upon the Grantees herein and their successors and assigns, as described in a deed from Jeffrey S. Jacques to Charles T. Boyce, recorded in Kennebec County Registry of Deeds, Book 3387, Page 142.

Meaning and intending to describe the same premises as conveyed in deed of Charles T. Boyce to Kennebec Valley Associates, Inc., dated August 2, 1988, recorded August 2, 1988 in Kennebec County Registry of Deeds, Book 3397, Page 116.

Grantor has acquired its title in the above-described property by virtue of the institution and completion of the statutory power of sale for breach of conditions contained in the mortgage deed given by the Mortgagor, Kennebec Valley Associates, Inc., a Maine corporation doing business in Winslow, Kennebec County, Maine, to the Mortgagee, Merrill/Norstar Bank, now known as Fleet Bank of Maine and the Grantor herein, dated August 23, 1988, and recorded in Kennebec County Registry of Deeds, Book 3413, Page 70, as

45-40

provided for under the laws of the State of Maine. On or about October 31, 1990, the Notice of Mortgagee's Sale of Real Estate stating the time, place and terms of sale was executed, and was published in the Central Maine Morning Sentinel, a newspaper of general circulation in Waterville, Kennebec County, Maine, being the city where the land lies, on November 2, November 9, and November 16, 1990, being once a week for three consecutive weeks, the first publication date being not less than 21 days before the public sale, which was held on the site of the described premises on Coolidge Street, Waterville, Maine, on November 26, 1990, at 11:00 a.m., being the time and place stated in said Notice. A copy of said Notice was sent by registered mail to the Mortgagor and its representatives at their last-known addresses at least 21 days before the date of the sale. Copies of said Notice were mailed to the attorneys of record of all parties-in-interest, as defined by 14 M.R.S.A. §6321, at least 21 days before the date of the sale. The Grantee herein was the highest bidder at the public sale, which was conducted pursuant to the terms of sale as provided for in said Notice. The Grantor, within 30 days after the sale, caused a copy of said Notice as published and an Affidavit of Exercise of Power of Sale in compliance with 14 M.R.S.A. §6203-B to be recorded in the Kennebec County Registry of Deeds, as required by statute. Said Affidavit showed that the requirements of the power of sale and statutory requirements have been complied with in all respects. For reference to the Statutory Power of sale and the procedure utilized by the Mortgagee/Grantor in connection with these premises, please see 33 M.R.S.A. §501-A and 14 M.R.S.A. §6203-A et seq.

IN WITNESS WHEREOF, the said Fleet Bank of Maine has caused this instrument to be sealed with its corporate seal and signed in its corporate name by David A. Grenier, its Regional Vice-President, thereunto duly authorized, this 14th day of December, in the year one thousand nine hundred ninety.

FLEET BANK OF MAINE

By David A. Grenier  
David A. Grenier  
Its Regional Vice-President  
and Assistant Treasurer

STATE OF MAINE  
KENNEBEC, SS

December 14, 1990

Then personally appeared the above-named David A. Grenier, Regional Vice-President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Joyce D. Toman  
Notary Public  
Joyce D. Toman, Notary Public  
My Commission Expires 12-6-1997



RECEIVED 11/14/1990

1990 DEC 18 AM 9:00

NOTARY: Joyce D. Toman  
REGISTER OF DEEDS